

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Paterson**

State: **NJ**

PJ's Total HOME Allocation Received: **\$27,175,392**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State: 27		
% of Funds Committed	92.69 %	91.13 %	15	92.82 %	46	45
% of Funds Disbursed	73.44 %	81.36 %	24	82.38 %	17	15
Leveraging Ratio for Rental Activities	7.39	4.44	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	66.42 %	85.57 %	25	80.69 %	13	14
% of Completed CHDO Disbursements to All CHDO Reservations***	41.44 %	65.31 %	24	67.01 %	15	14
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	79.86 %	82.85 %	20	79.23 %	35	37
% of 0-30% AMI Renters to All Renters***	48.15 %	44.34 %	14	44.47 %	52	55
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	99.77 %	95.80 %	10	93.93 %	53	61
Overall Ranking:			In State: 21 / 27	Nationally:	32	31
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$13,587	\$26,611		\$24,984	432 Units	47.00 %
Homebuyer Unit	\$15,275	\$16,432		\$14,192	461 Units	50.20 %
Homeowner-Rehab Unit	\$20,955	\$14,952		\$20,036	26 Units	2.80 %
TBRA Unit	\$0	\$7,702		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Paterson NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$112,461	\$98,344	\$41,453
State:*	\$96,508	\$90,538	\$16,962
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	3.9	2.4	19.2	0.0
Black/African American:	71.1	54.8	53.8	0.0
Asian:	0.0	0.0	3.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	3.5	0.0	0.0

ETHNICITY:

Hispanic	25.0	38.7	23.1	0.0
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HOUSEHOLD SIZE:

1 Person:	35.6	3.0	19.2	0.0
2 Persons:	15.7	11.5	26.9	0.0
3 Persons:	19.7	20.4	26.9	0.0
4 Persons:	13.7	28.3	11.5	0.0
5 Persons:	9.0	21.1	0.0	0.0
6 Persons:	4.6	9.1	11.5	0.0
7 Persons:	1.2	3.7	0.0	0.0
8 or more Persons:	0.5	2.6	3.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.4	6.3	11.5	0.0
Elderly:	12.3	1.7	50.0	0.0
Related/Single Parent:	39.6	40.2	19.2	0.0
Related/Two Parent:	11.8	46.7	19.2	0.0
Other:	0.9	4.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	47.2	0.2 [#]
HOME TBRA:	0.0	
Other:	11.3	
No Assistance:	41.4	

of Section 504 Compliant Units / Completed Units Since 2001 65

* The State average includes all local and the State PJs within that state




** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Paterson State: NJ Group Rank: 32
 (Percentile)
 State Rank: 21 / 27 PJs Overall Rank: 31
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	66.42	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	41.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	99.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	11.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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